140.A	0001	0062.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	529,700	/	529,700
USE VALUE:	529,700	/	529,700
ASSESSED:	529,700	/	529,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 62

Owner 1:	FISHER PAM
Owner 2:	
Owner 3:	
Street 1:	62 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HESSE CARA A -
Owner 2:	-
Street 1:	319 GARFIELD ROAD
Twn/City:	CONCORD
St/Prov:	MA Cntry:
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1103 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	526,600	3,100		529,700
Total Card	0.000	526,600	3,100		529,700
Total Parcel	0.000	526,600	3,100		529,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.24 | /Parcel: 480.24

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 272277

GIS Ref

GIS Ref

Insp Date 05/03/18

PREVIOUS ASSESSMENT

Parcel ID: 140.A-0001-0062.0

!15276!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	526,600	3100	.		529,700		Year end	12/23/2021
2021	102	FV	494,100	3100	.		497,200		Year End Roll	12/10/2020
2020	102	FV	486,800	3100	.		489,900	489,900	Year End Roll	12/18/2019
2019	102	FV	498,100	3100	.		501,200	501,200	Year End Roll	1/3/2019
2018	102	FV	401,100	3100	.		404,200	404,200	Year End Roll	12/20/2017
2017	102	FV	366,100	3100	.		369,200	369,200	Year End Roll	1/3/2017
2016	102	FV	366,100	3100	.		369,200	369,200	Year End	1/4/2016
2015	102	FV	338,700	3100	.		341,800	341,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:28:58

LAST REV

Date	Time
06/14/21	15:25:56
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15276

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HESSE CARA A,	66245-256		10/19/2015		425,000	No	No		
MCKELVEY MICHEL	45752-424		8/1/2005		335,000	No	No		

USER DEFINED

Prior Id # 1:	89692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	999	Heat App	9,000	C				
7/1/2020	725	Add Bath	43,000	C				
7/14/2017	864	Redo Kit	33,000	C				
5/31/2006	418	Manual	1,000					re-deck fr porch

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2021	Info By Phon	DGM	D Mann
6/9/2021	Left Notice	DGM	D Mann
5/3/2018	Measured	DGM	D Mann
3/7/2016	Sales Review	PT	Paul T
4/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7771													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	38.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	407.551
Other Features:	85250
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590403
Depreciation:	63763
Depreciated Total:	526639

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	427.93
Special Features:	0	Val/Su Net:	420.27
Final Total:	526600	Val/Su SzAd	477.43

SKETCH

UnSketched SubAreas:
GLA: 1103,
LLV: 150,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,103	407.550	449,529
LLV	Lower Level	150	183.400	27,510

Net Sketched Area:	1,253			Total:	477,039
Size Ad	1103	Gross Area	1253	FinArea	1103

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.A-0001-0062.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X10	A	AV	1922	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100